

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 2, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 2, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: Bennett Millstein, Vice Chairman
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF FEBRUARY 23, 2015. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of February 23, 2015. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated February 24, 2015 listing property acquisitions, not in excess of \$5,000, processed during the month of January 2015.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 13-054 **Transaction/Contract Type:** RE / Lease
Origin/Client: DoAG/DoAG
Lessee: Manchester Packing Company, Inc.
Property: Connecticut Regional Market, 101 Reserve Road, Hartford, CT
Project Purpose: Connecticut Marketing Authority Stall Lease at the Regional Market
Item Purpose: Agreement for the rental of stalls A-46 through A-48 comprising approximately 6,480 SF in total for a 3-year term with one 3-year renewal. The stalls shall be used for the wholesale selling of produce, fruit, dressed poultry, meats, eggs and other agricultural commodities

Staff reported that this lease was originally submitted by the Department of Agriculture in 2013. The Board suspended action on the lease, pending receipt of documents verifying that adequate surety had been provided, and that the principal for the Lessee had the authority to sign the lease with the Market Authority. The Department of Agriculture has requested that the lease be returned to the agency.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 2, 2015

Page 2

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 14-263 **Transaction/Contract Type:** RE /Lease Amendment
Origin/Client: DAS/ DSS

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the above referenced item at 9:49 a.m. and concluded at 10:00 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 15-018 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DOC/DAS
Grantee: Cheshire Community Food Pantry, Inc.
Property: Generally located along Sandbank Road, Cheshire
Project Purpose: Legislative Conveyance of Property
Item Purpose: Legislative Conveyance of approximately 2.0-acres of land generally located along the southerly side of Sandbank Road to the Cheshire Community Food Pantry, Inc. This property conveyance is pursuant to Section 2 of Special Act No. 14-23 and is intended to be used for charitable purposes.

This conveyance includes approximately 2.00-acres of vacant land located along Sandbank Road which is currently part of the Manson Youth State Correctional Facility. The subject property is bounded on the north by Sandbank Road and to the south and western boundaries by land which is part of the Manson Youth Correctional Facility and to the east by State land currently leased to the Town of Cheshire. The purpose of this conveyance is to provide 2.00-acres of land to the Cheshire Community Food Pantry, Inc. for charitable purposes. This Special Act Conveyance authorizes the State to convey 2.00-acres of land to the Cheshire Community Food Pantry, Inc. As detailed in the special act legislation the property shall be used for charitable purposes. The legislation also includes a clause that the property shall revert back to the State: if said parcel is not used for charitable purposes; the grantee does not retain ownership of the property; or if the grantee leases all or any portion of the property. This conveyance is being made for an administrative fee of \$500.00.

Staff recommended approval. The Board previously reviewed and approved this item. It is re-submitted for Board approval by DAS after corrections were made to the legal description and the deed re-executed by the Treasurer.

REAL ESTATE – NEW BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, March 2, 2015

Page 3

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-054 – Mr. Norman moved and Mr. Pepe seconded a motion to return PRB File #13-054 as requested by the Department of Agriculture. The motion passed unanimously.

PRB FILE #14-263 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-263. The motion passed unanimously.

PRB FILE #15-018 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #15-018. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary